



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
icplanning@jeffcitymo.org
www.jeffersoncitymo.gov



APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

- ☐ Zoning Text Amendment (Describe below or attach complete narrative)
Article and Section Affected (if applicable) _____

Description of proposed text amendment: _____

- ☒ Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: N/A

Legal/Property Description (write out or attach as an exhibit): Tract known as tract 2-A on the recently recorded plat
, see attached legal description

Who petition to rezone the above described real estate from its present classification of RD/CO district to C1 district. The purpose of this rezoning request is to: Rezone the property to be the same as adjoining parcels and allow development of a new MERS/Goodwill store

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

Land Investments, LLC

Property Owner #1 Name (type or print)

Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 2 day of February in the year 2016.

JEAN MACKNEY
Notary Public - State of Missouri
My Commission Expires November 27, 2019
Cole County Notary Public

Address of Property Owner #1	Commission #11500009
Name	Land Investments, LLC
Mailing Address	221 Bolivar Ave; Suite 400 Jefferson City, MO 65101
Phone Number	573-635-2255
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
Payment Received: Cash (Receipt #); Check (Copy: check #)
Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



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APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment ☒ Map Amendment

Current Development Plan Map Designation Medium Density Attached Residential

Proposed Development Plan Map Designation Commercial

Applications for Map amendments shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

All applications shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

Amendment Requested by: ☐ Property Owner ☐ Staff ☐ Planning and Zoning Commission

Land Investments, LLC

Name (typed or printed)


Signature

Property Owner Name Land Investments, LLC

Address 221 Bolivar Ave; Suite 400; Jefferson City, MO 65101

Phone Number(s): 573-635-2255

Applicant Name (if different from owner): MERS/Missouri Goodwill Industries

Address: 1727 Locust St; St. Louis, MO 63103

Phone Number(s) 314-241-3464

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Application Filing Fee Received: _____ Cash (receipt # _____) _____ Check (copy; check # _____)

Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

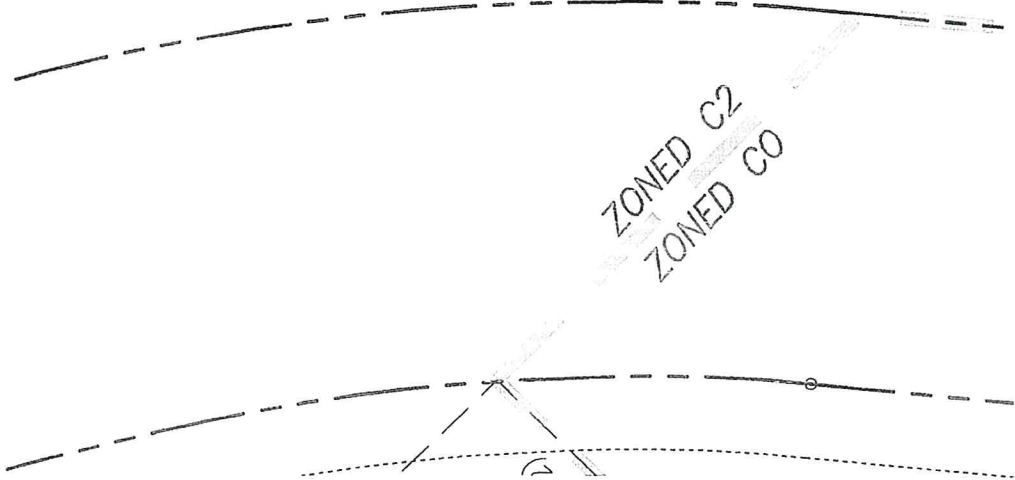
Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

COMPREHENSIVE PLAN AMENDMENTS

Excerpt from Section 35-74 Legislative Approval - Development Permits

Ordinance No. 13361

- A. Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
There was not an error in the original comprehensive plan. The fact is the development pattern for the area has changed since the comprehensive plan was prepared
- B. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission’s original premises and findings made upon plan adoption.
The development pattern for the area has changed and has become a more commercial area.
- C. Whether the change is consistent with the goals, objectives and policies of the Plan.
This change is consistent with the goals and objectives of the plan and also consistent with the neighborhood district established for this area.
- D. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
As stated this area has developed as a more commercial area than the plan foresaw.
The change would be an extension of the commercial development in this area.
- E. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
This change allows implementation of the neighborhood plan for this area allowing residential to develop into commercial as long as it is adjacent to existing commercial This property is adjacent to both C0 and C1 districts.
- F. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreation facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
All Utilities are available to serve this development along S. Ten Mile Drive
- G. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
This area of the community is developing as a commercial district and everything is available to support the zoning and community needs.
- H. Whether there will be benefits derived by the community or area by the proposed zone.
The proposed zone will provide for additional retail for this area and allowing the development of a donation center and second hand store for the community.



For Land Investments, L.L.C.,
Situated in the SE 1/4, NE 1/4, Sec. 10, T44N, R12W

PROPERTY BOUNDARY DESCRIPTION

TRACT NO. 2-A

Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, being part of Tract No. 2 of a certain survey of record in Survey Record Book B, page 17, Cole County Recorder's Office and being part of the property described by deed of record in Book 404, page 424, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 10; thence S83°11'25"W, along the Quarter Section Line, 851.35 feet; thence N6°48'35"W, on a direct line, 609.99 feet to a point on the northerly boundary the aforesaid Tract No. 2 of the survey of record in Survey Record Book B, page 17, being the most southerly corner of the property described by deed of record in Book 607, page 471, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence along the boundary of said Tract No. 2, the following courses: N45°09'20"E, along the southeasterly boundary of said property described in Book 607, page 471, 100.00 feet to the most easterly corner thereof, being a point on the southwesterly boundary of the property described by deed of record in Book 547, page 119, Cole County Recorder's Office; thence S44°50'40"E, along the southwesterly boundary of said property described in Book 547, page 119, 86.49 feet to the most southerly corner thereof; thence N52°42'57"E, along the southeasterly boundary of said property described in Book 547, page 119, 197.94 feet to the most easterly corner thereof, being the most westerly corner of Tract B-1 of a survey of record in Survey Record Book A, page 686 and subsequent deed of record in Book 520, page 302, Cole County Recorder's Office; thence leaving the boundary of said Tract 2, S44°35'49"E, along the southwesterly boundary of said Tract B-1 and subsequent deed, 17.60 feet; thence S52°42'57"W, 298.74 feet; thence N44°50'40"W, 90.82 feet to the POINT OF BEGINNING.

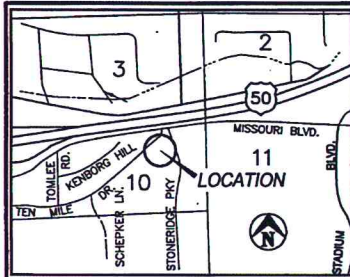
Containing 0.30 of an acre.

OWNER'S CERTIFICATE

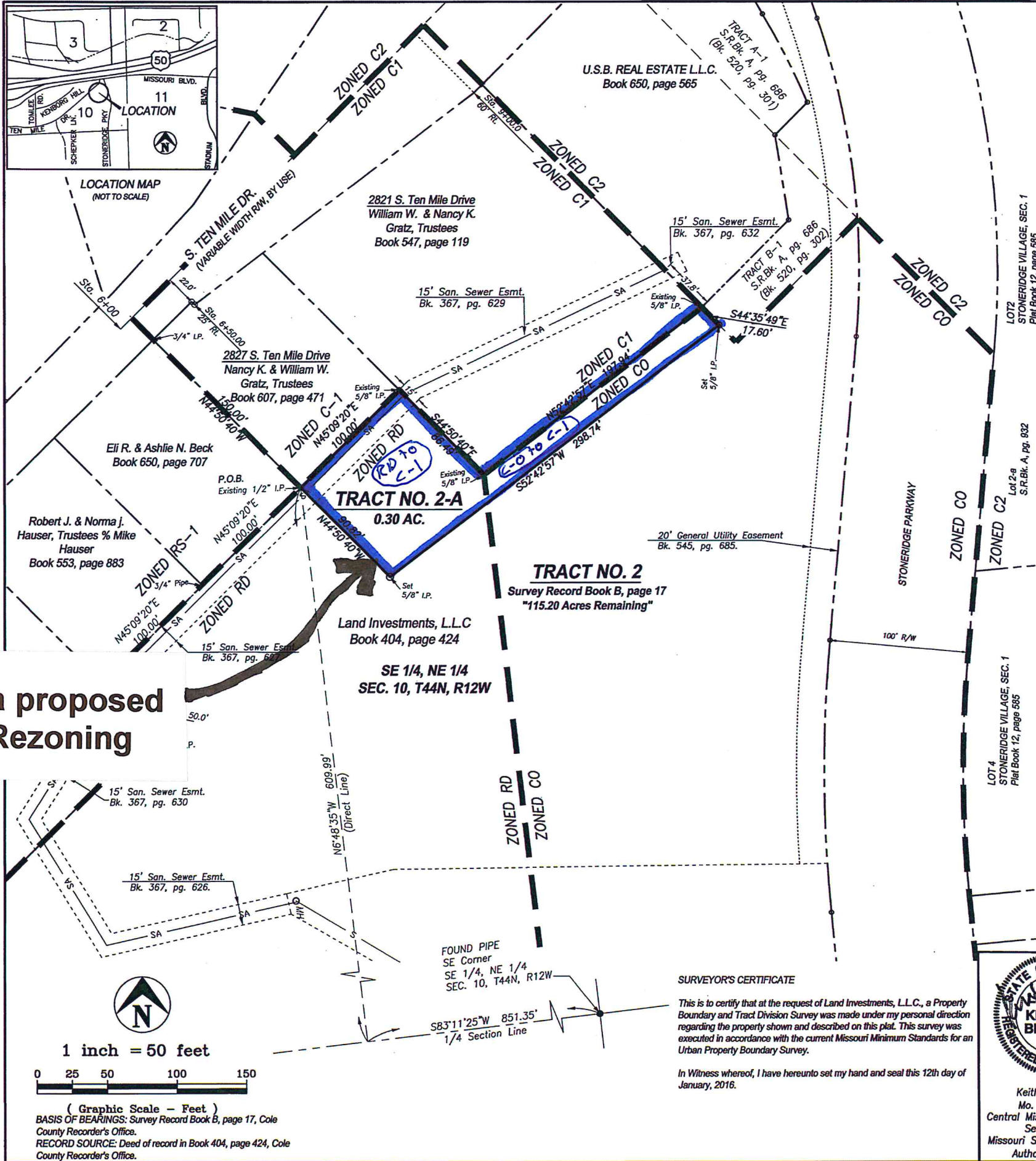
Know all men by these presents, that the undersigned, Frank Twehous, Authorized Member of Land Investments, LLC, being the owner of the property described in the foregoing boundary description, has caused said property to be surveyed and divided into Tracts, and on this survey the designation of said Tracts and the sizes thereof are fully and truly set forth.

All Taxes due and payable against said property have been paid in full.

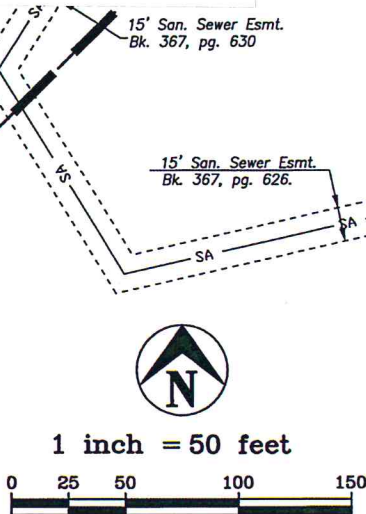
In testimony whereof Land Investments, L.L.C., has caused these presents to be signed by Frank Twehous, its Authorized Member, this day of , 2016.



LOCATION MAP
(NOT TO SCALE)



Area proposed
for Rezoning



(Graphic Scale - Feet)
BASIS OF BEARINGS: Survey Record Book B, page 17, Cole
County Recorder's Office.
RECORD SOURCE: Deed of record in Book 404, page 424, Cole
County Recorder's Office.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Land Investments, L.L.C., a Property
Boundary and Tract Division Survey was made under my personal direction
regarding the property shown and described on this plat. This survey was
executed in accordance with the current Missouri Minimum Standards for an
Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 12th day of
January, 2016.



Keith M. Brickey
Mo. PLS #2578
Central Missouri Professional
Services, Inc.
Missouri State Certificate of
Authority #000355

TRACT DIVISION SURVEY

For Land Investments, L.L.C.,
Situated in the SE 1/4, NE 1/4, Sec. 10, T44N, R12W

PROPERTY BOUNDARY DESCRIPTION

TRACT NO. 2-A

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thence N44°50'40"W, 90.82 feet to the POINT OF BEGINNING.
Containing 0.30 of an acre.

OWNER'S CERTIFICATE

Know all men by these presents, that the undersigned, Frank Twehous, Authorized Member of Land Investments, LLC, being the
owner of the property described in the foregoing boundary description, has caused said property to be surveyed and divided into
Tracts, and on this survey the designation of said Tracts and the sizes thereof are fully and truly set forth.
All Taxes due and payable against said property have been paid in full.
In testimony whereof Land Investments, L.L.C., has caused these presents to be signed by Frank Twehous, its Authorized Member,
this 15th day of January, 2016.

LAND INVESTMENTS, L.L.C.
By Frank Twehous
Frank Twehous, Authorized Member

STATE OF MISSOURI } ss

COUNTY OF COLE }

On this 15th day of January, 2016 before me personally did appear Frank Twehous, to me personally know, whom
being by me duly sworn did say that he is the Authorized Member of LAND INVESTMENTS, L.L.C., and that this Tract Division
Survey was signed on behalf of said LLC by the authority of its governing body, and that said Frank Twehous acknowledged this
Tract Division to be the free act and deed of said LLC.
In Witness whereof, I have hereunto set my hand and affixed my seal this 15th day of January, 2016.

My Commission Expires: August 20, 2019
Gregory Dorge
Gregory Dorge
Notary Public, Cole County

GREGORY DORGE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 15207069
My Commission Expires: 8/20/2019
City of Jefferson Endorsements

NOTES:

- 1.) Tract 2-A as created or shown hereon may or may
not constitute an individual building lot. A lot, parcel
or tract must comply with the City Code in order to
qualify as a building lot. It is intended that said Tract
2-A shall be transferred to the future owners of, and
become a part of, the combined properties currently
known as 2821 and 2827 South Ten Mile Drive.
(Combined properties address to be assigned by the
City of Jefferson).
- 2.) Building setbacks shall be per Zoning Code of the
City of Jefferson, Missouri.
- 3.) This property lies in Zone X, being an area
determined to be outside the 0.2% chance floodplain
as shown by the Flood Insurance Rate Map, Cole
County, Missouri, Map number 29051C0128E, dated
November 2, 2012.
- 4.) Except as shown or stated on this plat, this survey
does not reflect any of the following which may apply
to the subject property: record easements, building
setbacks, restrictions, zoning or any land use
regulation or any other facts which an accurate and
current title search may disclose.

1/25/16
Jaiice McMillan, AICP
Director, Department of Planning
and Protective Services
Date: 1/26/16
Matthew J. Morasch, P.E.
Director of Public Works

Document No. 201600794
STATE OF MISSOURI } ss
COUNTY OF COLE }
Filed for record 27 day of January, 2016
at 2 o'clock and 11:51 Minutes P.M.
recorded in Book B, page 653

Ralph C. Bray, Jr., Recorder
Candace Schriepf
Deputy



Central Missouri Professional Services, Inc.

ENGINEERING - SURVEYING - MATERIALS TESTING

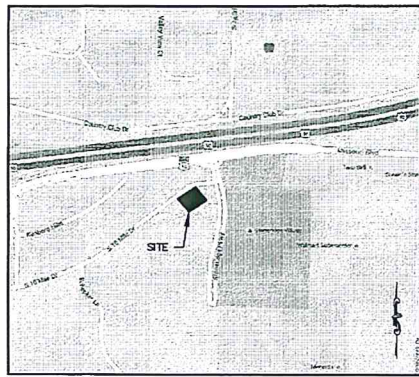
2500 E. McCARTY Phone (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE TRACT DIVISION SURVEY
SE 1/4, NE 1/4, Sec. 10, T44N, R12W

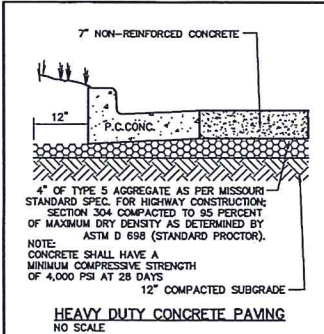
FOR Land Investments, L.L.C.

DATE	Jan. 12, 2016	DRN. BY	DGS	SCALE	1"=50'	BOOK	429, DC
REV.		CKD. BY	JBR	SHEET	1 of 1	JOB NO.	72-143
DATE							

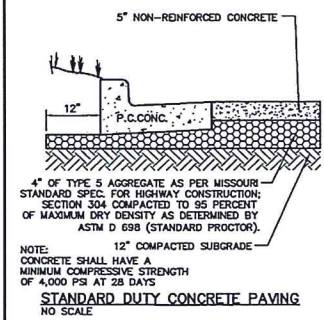
SITE PLAN



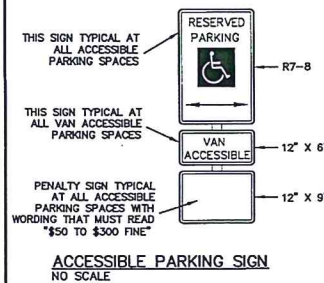
VICINITY MAP
NO SCALE



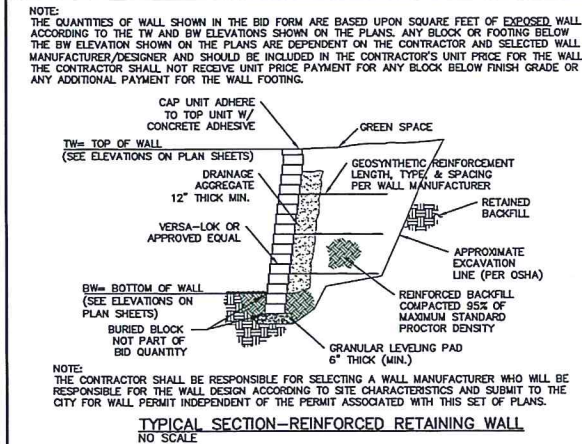
HEAVY DUTY CONCRETE PAVING
NO SCALE



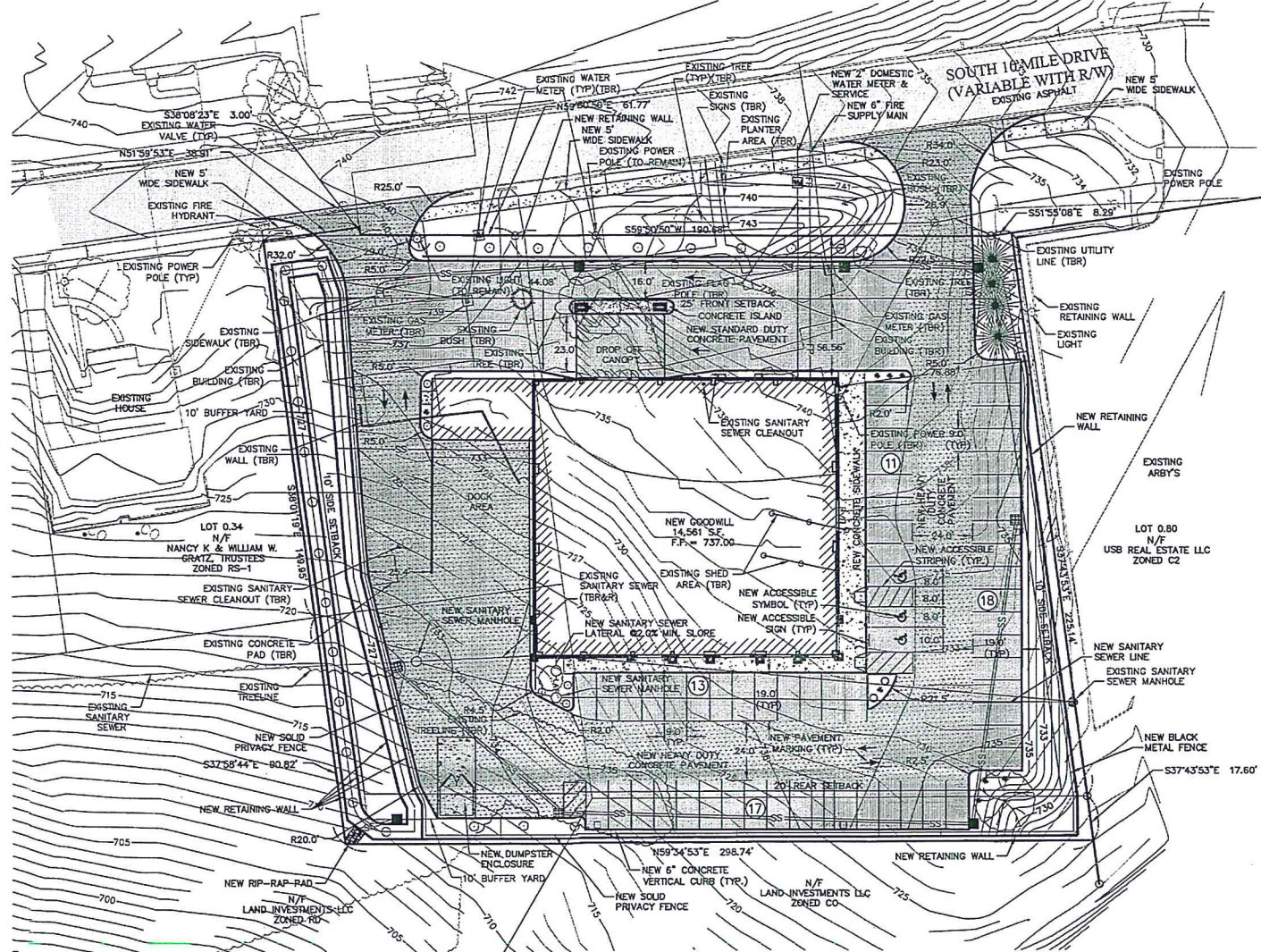
STANDARD DUTY CONCRETE PAVING
NO SCALE



ACCESSIBLE PARKING SIGN
NO SCALE



TYPICAL SECTION-REINFORCED RETAINING WALL
NO SCALE

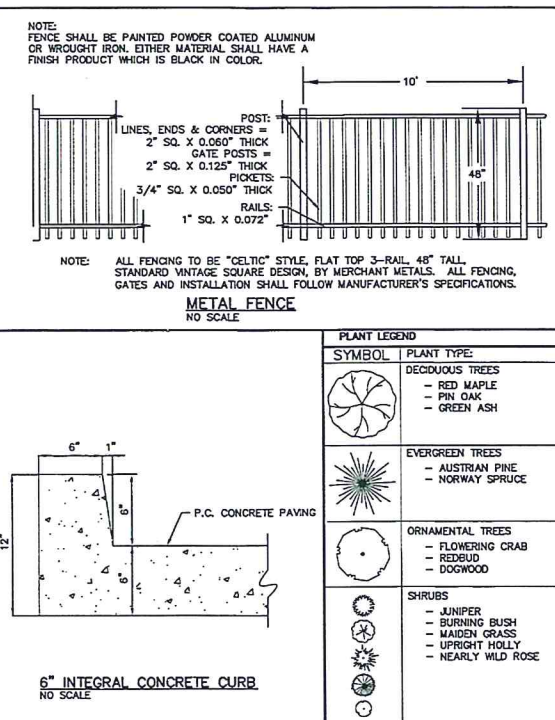
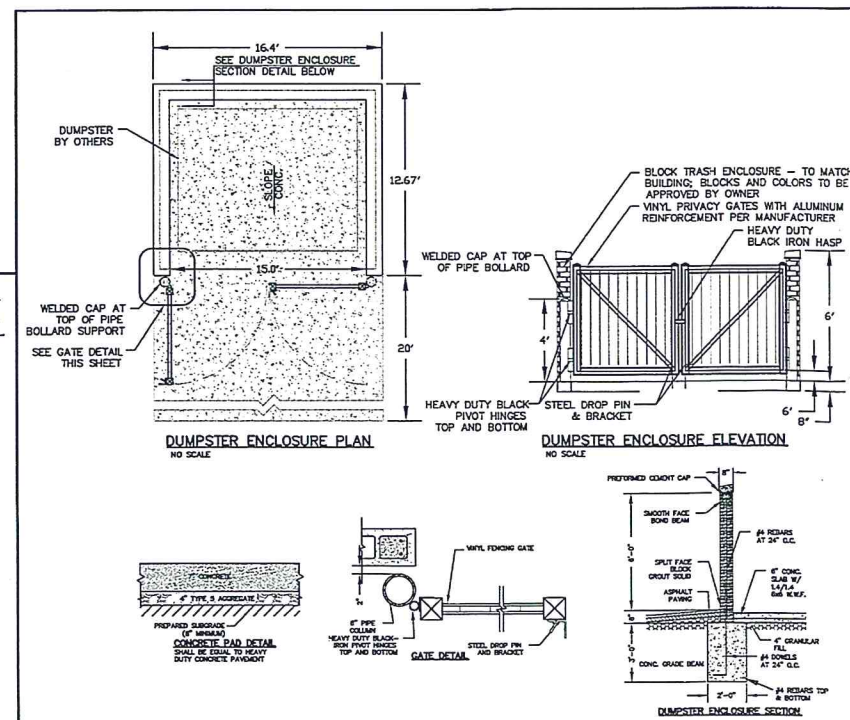


NOTES

- TOTAL SITE ACRES: 1.68 ACRES
- EXISTING ZONING: C-1 GENERAL COMMERCIAL
- BUILDING SETBACKS: FRONT - 25' REAR - 20' SIDE - 10'
- THE SITE LAND USE SHALL BE RETAIL.
- THIS SITE IS SERVED BY: WATER - JEFFERSON CITY MUNICIPAL UTILITIES SEWER - JEFFERSON CITY MUNICIPAL UTILITIES ELECTRIC - JEFFERSON CITY MUNICIPAL UTILITIES GAS - MISSOURI NATURAL GAS TELEPHONE - ATT DISTRIBUTION
- FLOOD ZONES: THIS SITE IS LOCATED WITHIN THE UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR COLE COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29051C012B, EFFECTIVE DATE NOVEMBER 2, 2012. FLOOD ZONES SHOWN HEREON ARE DETERMINED BY SCALING. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THE PROPOSED BUILDING HEIGHT SHALL BE NO MORE THAN 45 FT.
- THE ADMINISTRATION OF THE LANDSCAPE PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
- THE SITE SHALL CONFORM TO JEFFERSON CITY STANDARDS.
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW. ACCESSIBLE PARKING STRIPING SHALL BE BLUE.
- LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS. THE UNITS SHALL BE LOCATED NEAR THE CENTER OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPE LIGHTING, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 25'. THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE METAL HALIDE AND/OR LED SERVED WITH UNDERGROUND ELECTRIC.
- STORMWATER SHALL BE DISCHARGED TO THE EXISTING GRADE AFTER PASSING THROUGH A WATER QUALITY BASIN.
- ALL AREAS ON SITE THAT ARE DISTURBED, ARE TO BE SOODED.
- ALL LANDSCAPE BEDS TO HAVE SHREDDED OAK BARK MULCH UNLESS OTHERWISE NOTED.
- ANY LANDSCAPE BEDS NOT EDGED BY CONCRETE CURBING SHALL BE SPADE-CUT EDGE.

LEGEND

RIGHT OF WAY	---
PROPERTY LINE	---
BUILDING SETBACK	---
EXISTING EASEMENT	---
EXISTING CONTOUR	---
EXISTING CONTOUR IDX	---
EXISTING CONCRETE PAVEMENT	---
EXISTING ASPHALT PAVEMENT	---
NEW STANDARD DUTY CONCRETE	---
NEW HEAVY DUTY CONCRETE	---
NEW CONCRETE SIDEWALK	---
EXISTING WATER LINE	---
EXISTING STORM SEWER CURB INLET/ MANHOLE	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING STORM SEWER LINE	---
EXISTING SANITARY SEWER MAIN	---
EXISTING GAS MAIN	---
EXISTING AERIAL ELECTRIC	---
EXISTING FIRE HYDRANT	---
NEW WATER LINE	---
NEW FIRE PROTECTION LINE	---
NEW FENCE	---
NEW SANITARY LATERAL	---
NEW SANITARY CLEANOUT	---
NEW STORM SEWER CURB INLET/ MANHOLE/GRATED INLET	---
NEW STORM SEWER LINE	---
NEW LIGHT	---
NEW BUILDING	---
NEW CONTOUR	---



PARKING CALCULATIONS:

PARKING SPACES REQUIRED - 1 PER 250 SF OF GROSS FLOOR AREA (14,561 sf/250)	= 59
TOTAL SPACES PROVIDED -	= 59

NOTE: ALL HVAC EQUIPMENT IS TO BE ROOF MOUNTED. THE EQUIPMENT SHALL BE SCREENED ACCORDING TO CITY REQUIREMENTS BY A RAISED PARAPET WALL.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING - 9'x19'
ADA PARKING - 10'x19'
ADA ACCESSIBLE STRIPING - 5'x19'
ADA VAN ACCESSIBLE STRIPING - 8'x19'
PARKING DRIVE AISLES - 24' MIN.

DEVELOPER:
MERS/GOODWILL
2821 SOUTH 10 MILE DRIVE
JEFFERSON CITY, MO 65101



Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

DATE: FEBRUARY 2016
SCALE: 1" = 30'

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE or 811
www.motcall.com

636-332-4574 (cell)
636-332-0760 (fax)
www.motcall.com

North Office Street
Westville, Missouri 63385

COCHRAN

Civil Engineering
Land Surveying
Architecture
Site Development
Environmental Planning
Water Planning

MERS/GOODWILL
SOUTH TEN MILE DRIVE
JEFFERSON CITY, MISSOURI

SITE PLAN

DATE: FEBRUARY 2016
SCALE: 1" = 30'

1 OF 1

RECENTLY BUILT
GOODWILL
O'FALLON, MO



RECENTLY BUILT GOODWILL
O'FALLON, MO



RECENTLY BUILT GOODWILL
UNIVERSITY CITY, MO



RECENTLY BUILT GOODWILL
UNIVERSITY CITY, MO

